

**227, 1727 54 Street
Calgary, Alberta**

MLS # A2232807



\$239,900

Division:	Penbrooke Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	C-COR2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Window Coverings

Exceptional opportunity for investors or first-time homebuyers! This spacious 2-bedroom, 1-bath condominium offers incredible value in a prime, convenient location. Situated in a well-maintained community, this unit features a bright and functional layout, including a private balcony, perfect for relaxing or enjoying your morning coffee. The open living and dining area flows effortlessly, making the space feel inviting and versatile. The condo fee includes gas, water, and sewer, helping you keep monthly expenses low and predictable, ideal for budget-conscious buyers or rental investors looking to maximize cash flow. With strong rental potential and consistent demand in the area, this is a smart addition to any real estate portfolio. Located close to shopping centers, dining, public transportation, parks, and major commuter routes, everything you need is just minutes away. Whether you're looking for a low maintenance lifestyle or a turnkey investment property, this condo checks all the boxes. Don't miss your chance to own in one of the area's most desirable and established neighborhoods!